

WELLESLEY PLANNING BOARD
REGULAR MEETING
TUESDAY, SEPTEMBER 2, 2014, 7:00 PM
GREAT HALL - TOWN HALL

MINUTES

Planning Board Present: Sara Preston, Deborah Carpenter, Catherine Johnson, Jeanne Conroy, and Neal Glick (*Mr. Glick arrived at approximately 7:25pm*)

Staff Present: Michael Zehner and Ethan Parsons

Also Present: Lon Povich (Advisory Liaison)

1. Call to Order

Ms. Preston called the meeting to order at 7:00 p.m.

2. Public Comments on Matters Not on the Agenda

Ms. Preston invited comments from members of the public on any matters not on the agenda. Hearing no comments, Ms. Preston moved to the next agenda item.

3. Minutes

a. June 9, 2014 Regular Meeting Minutes

Ms. Preston asked the Board if there were any comments on the minutes. Members discussed necessary edits.

Ms. Preston called for a motion on the minutes. Ms. Conroy made a motion to approve the minutes with the edits discussed. Ms. Carpenter seconded the motion. Ms. Preston called for a vote. The Board approved the minutes unanimously, 4-0.

b. July 21, 2014 Regular Meeting Minutes

Ms. Preston asked the Board if there were any comments on the minutes. The members indicated that they did not have any edits.

Ms. Preston called for a motion on the minutes. Ms. Johnson made a motion to approve the minutes. Ms. Carpenter seconded the motion. Ms. Preston called for a vote. The Board approved the minutes unanimously, 4-0.

4. New and Other Business

Ms. Preston recognized Ms. Johnson to discuss matters that she had raised. Ms. Johnson provided the Board with a list of discussion topics pertaining to the Board's review of PSI and LHR applications, as well as general development within the Town. Ms. Johnson discussed concerns that she has and that have been raised to her by residents pertaining to stormwater drainage, scale of new construction, sports courts, and grading and topography issues.

The Board discussed the issues, with members generally discussing how to regulate by-right development to offer greater protections and the effect of limiting development rights. The Board generally agreed that many of the issues should be reviewed as part of the update of the Comprehensive Plan.

Mr. Glick arrived.

a. Planning Director's Report (*including update on PSI-12-01 - Wellesley Country Club Facilities Maintenance Project*)

Documents

- Memo from Michael Zehner to Planning Board, titled "Planning Director's Report", dated August 29, 2014 with attachments noted therein

Ms. Preston recognized Mr. Zehner. Mr. Zehner reviewed the various items outlined in his memo to the Board, including the start time of the Board's meetings, the status of the 21 and 25 Kimlo Road properties, the status of the Off-Street Parking and North 40 studies, thoughts regarding the separation of PSI review fees and peer review funds, and the Wellesley Country Club Maintenance Facilities project.

The Board members discussed the content of the Parking Regulations Report, indicating that they had identified several inaccuracies, as well as typographical and grammatical errors. Ms. Johnson and Ms. Conroy provided staff with hardcopies of the Report noting their corrections and comments. Staff indicated that they would correct the changes identified by the Board and bring a revised, corrected Report to the Board for final approval. The Board and Staff discussed whether the Board should be adopting or endorsing the Report, or issuing their own separate recommendations.

Ms. Preston stated that the changes to the Wellesley Country Club Facilities Maintenance project should be brought to the Board for review. Mr. Glick indicated that the pool project should be brought back to the Board as well. Ms. Preston indicated that the next step would be for Mr. Zehner to quantify the changes to the pool and maintenance facility projects and to communicate to the County Club and their representatives that changes should be brought to the Board for consideration.

5. Continued Applications and/or Public Hearings

With no continued application and/or public hearings scheduled, Ms. Preston moved to the next agenda item.

6. New Applications and/or Public Hearings

a. Review and Issue Recommendations for September 4, 2014 ZBA Cases

Documents

- Memo from Planning Department Staff to Planning Board, titled "Planning Staff Recommendations - September 4, 2014 ZBA Cases", dated August 25, 2014; and

- Copies of Zoning Board of Appeals (“the ZBA”) applications 2014-73 (13 Aberdeen Road), 2014-74 (27 Roberts Road), 2014-75 (96 Worcester Street), 2014-76 (58 Manor Avenue), 2014-77 (16 Pine Street), 2014-78 (14 Brewster Road), 2014-79 (5 Thomas Road), 2014-80 (74 Central Street), and 2014-81 (41 Kingsbury Street)

Ms. Johnson indicated that she would recuse herself from the Board’s consideration of the application for 14 Brewster Road and had filed a conflict of interest disclosure form with the Town Clerk.

Mr. Parsons provided the Board with an overview of each application. With the exception of the application for signage for Sunlife (ZBA 2014-75), the Board agreed with the staff recommendations. The Board was split with regard to its recommendation on ZBA 2014-75. Ms. Johnson, following her recusal, spoke as a resident in opposition of the application for 14 Brewster Road.

Based on their discussion, the Board requested that staff forward their recommendations to the ZBA.

b. Review and Issue Recommendations for September 18, 2014 ZBA Cases (Babson College)

Documents

- Memo from Planning Department Staff to Planning Board, titled “Planning Staff Recommendations - September 18, 2014 ZBA Cases (Babson College)”, dated August 21, 2014; and
- Copies of ZBA application 2014-83 - Babson College Renovations to Park Manor South and Park Manor Central, 12 Babson College Drive & Park Manor Way

Members discussed whether the Board should review the application without the project first being reviewed by the Design Review Board. The Board agreed that their review of the application should be deferred until the September 15, 2014 meeting to allow review by the DRB.

7. Old Business

a. Consider Release of Escrow Agreement and Conditional Order to Pay for 73 Edgemoor Avenue Review of Adequacy

Documents

- Memo from Ethan Parsons to Planning Board, titled “Request to Release Escrow Agreement and Conditional Order to Pay for Review of Adequacy at 73 Edgemoor Avenue (Parcel ID# 2013-14)”, dated August 21, 2014;
- Rules and Regulations Governing Upgrading of Inadequate Ways;
- Letter from Len LeGrand to Planning Board requesting release of Agreement and fund, dated August 13, 2014; and
- Memo from George Saraceno to Michael Zehner, titled “Review of Adequacy - #73 Edgemoor Avenue Drainage and Paving Inspection, dated August 12, 2014

Ms. Preston recognized Mr. Parsons. Mr. Parsons provided the Board with an overview of the request, indicating that the Engineering Division, through Mr. Saraceno, has indicated that they are satisfied that the improvements have been installed as required.

Ms. Preston called for a motion on the request. Ms. Johnson made a motion to approve the release of the Escrow Agreement and Conditional Order to Pay and the funds held. Ms. Carpenter seconded the motion. Ms. Preston called for a vote. The Board approved the motion unanimously, 5-0.

b. Review Draft “Development Scenarios” Section of North 40 Report

Documents

- Memo from Michael Zehner to Planning Board, titled “Draft of “Development Scenarios” Section of North 40 Report”, dated August 29, 2014; and
- Draft of “Development Scenarios” Section of North 40 Report, dated “DRAFT - August 25, 2014”

Ms. Preston recognized Mr. Zehner. Mr. Zehner provided the Board with a summary of the report section as drafted and requested direction from the Board as to whether the section should factually report on the property’s development potential, or speculate on development opportunities. The Board discussed the intent of the report section and directed Mr. Zehner to address development options that are currently allowed, but note the applicability of the Comprehensive Plan as it pertains to the property. Mr. Zehner indicated that he would provide the Board with a further draft at a future meeting.

8. Adjourn

Prior to adjourning, Ms. Johnson presented a model to the Board depicting the proposed house at 14 Brewster Road in relation to other existing, adjacent homes. Ms. Johnson suggested that PSI and LHR applicants consider presenting something similar to the Board.

Hearing no other business, Ms. Preston asked for a motion to adjourn. Ms. Carpenter made a motion to adjourn. Ms. Conroy seconded the motion. Ms. Preston called for a vote. The motion was approved unanimously, 5-0.

Meeting Adjourned: 9:10 p.m.

Next Meeting: September 15, 2014

Minutes Approved: October 20, 2014

Note: A recording of this meeting is available from the Planning Department.

Michael D. Zehner, AICP
Planning Director